



63 Belvidere Avenue, Glasgow

Offers Over **£210,000**



63 Belvidere Avenue

Glasgow, Glasgow

Piotr Nasciuk and RE/MAX present 63 Belvidere Avenue, G31 – a beautifully extended family home with stylish open-plan living, bespoke kitchen, three bedrooms, and luxurious top-floor master suite.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully refurbished **three-bedroom townhouse** finished to a high modern standard.
- **Move-in ready** with stylish, contemporary décor throughout.
- Bright and spacious **open-plan living area**, perfect for family life or entertaining.
- **Fully fitted bespoke kitchen** with high-quality, custom-made cabinets and modern appliances.
- Three well-proportioned bedrooms offering comfort and ample natural light.
- Elegant **family bathroom** finished with premium fixtures and fittings.
- **Allocated parking space** for added convenience.
- Located in a sought-after residential area close to local schools, shops, and transport links.



Principal bedroom

11' 7" x 18' 8" (3.52m x 5.70m)

This cozy, stylish bedroom on the top floor combines modern design with warm natural accents. Sliding barn-style wooden doors open to a private walk-in wardrobe. A dark upholstered bed sits beneath the sloped ceiling, framed by a concrete-effect wall and a vertical ribbed accent panel. Black bedside tables with glass lamps add a soft glow, while wooden floors and a white rug create a warm, inviting feel. A large roof window fills the space with natural light, and the elegant mix of grey, black, and wood tones completes the modern, relaxing atmosphere.

En-suite

6' 11" x 6' 8" (2.11m x 2.04m)

This elegant ensuite bathroom, connected to the top-floor bedroom, combines modern design with a unique touch of character. It features stylish blue cabinetry and a sleek walk-in shower with a black-framed glass screen and an electric shower. The round modern basin with a black tap adds a refined, contemporary feel, while the tiles — a mix of soft grey tones with subtle copper accents — bring warmth and sophistication to the space. Natural light pours in all day through the skylight, creating a bright, airy atmosphere that enhances the bathroom's clean and luxurious look.



Bedroom

7' 10" x 10' 0" (2.39m x 3.06m)

Located on the first floor, this bright bedroom features a modern and practical design. It includes a comfortable workspace with a sleek desk and ergonomic chair, perfect for studying or working from home. A large window at the front of the house allows plenty of natural light to fill the room. The walls are decorated with geometric patterns and automotive-inspired details, giving the space a youthful and energetic feel.



Bedroom

7' 10" x 9' 10" (2.39m x 3.00m)

Situated at the back of the house on the first floor, this beautifully decorated pink bedroom is designed with a young girl in mind. The space is bright, cheerful, and thoughtfully arranged to create a cozy and inspiring atmosphere. Soft pastel tones and stylish decor details make it a lovely and welcoming place to relax, play, or study. The room does allow for a calm and focused environment. Its window overlooks the rear of the property, providing plenty of natural light and a peaceful view.

Main bathroom

6' 9" x 5' 11" (2.05m x 1.80m)

Located on the first floor, this modern main bathroom is perfectly positioned to serve the children's bedrooms. It features a stylish walk-in shower with sleek black framing and contemporary tiling in natural, earthy tones. The design combines functionality with elegance, including a floating vanity unit, a compact toilet, and marble-effect wall tiles that add a touch of sophistication. A small window brings in natural light, creating a bright and refreshing atmosphere. The space is both practical and beautifully finished — ideal for daily family use.



Lounge

11' 7" x 19' 11" (3.52m x 6.08m)

The property boasts an outstanding, significantly extended open-plan living and dining area, finished to an exceptionally high standard. This superb entertaining space features elegant engineered wood flooring throughout and is bathed in natural light thanks to full-width bi-fold/patio doors offering seamless garden access. The room is further enhanced by stylish recessed LED spot lighting and a striking modernist architectural concrete feature wall creating a contemporary focal point.



Kitchen

7' 8" x 9' 5" (2.34m x 2.86m)

A superb, fully bespoke kitchen that offers both style and exceptional functionality. The design features an attractive blend of crisp, ceiling-height white cabinetry and warm, contrasting solid wood worktops (or oak countertops). The kitchen maximises utility with extensive, clever storage solutions integrated throughout. A highly sociable breakfast bar is the focal point, beautifully illuminated by a statement feature pendant light above. Practicality is enhanced by a large window located above the sink and atmospheric under-cabinet LED lighting, creating a welcoming and modern workspace.

Cloackroom

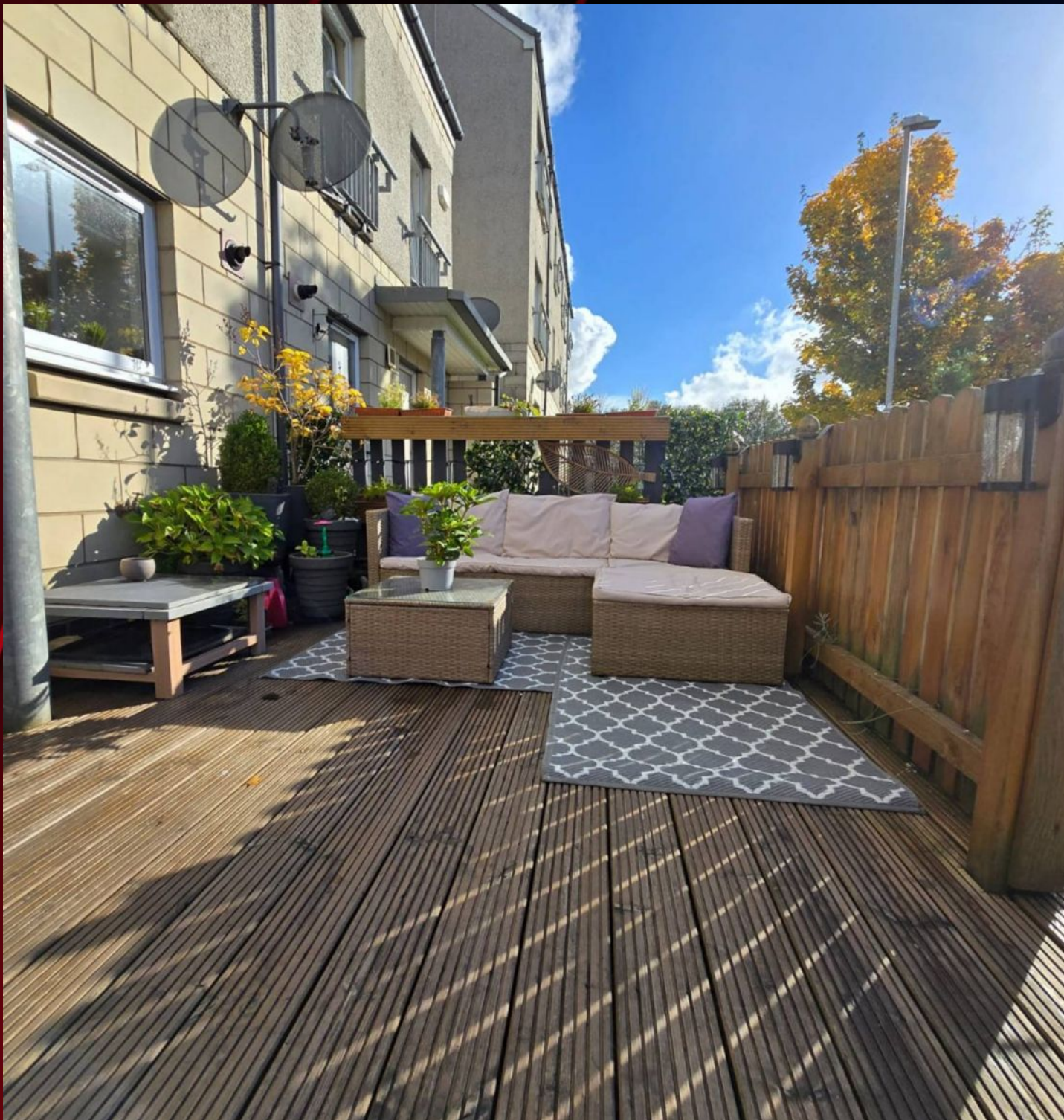
3' 0" x 6' 2" (0.92m x 1.87m)

The downstairs toilet features a modern and elegant design with a striking color contrast. The lower half of the walls is covered in clean, white tiles, while the upper half is painted in a deep, vibrant blue, adding character to the space. Decorative tiles frame the toilet area, creating a subtle focal point. A large window brings in natural light, keeping the room bright and welcoming. A glass sink sits atop a stylish, minimalist cabinet, complemented by a large mirror that visually expands the space. A sleek black vertical radiator adds a bold, contemporary accent. The overall look is completed with understated black and chrome accessories, creating a cohesive, sophisticated, and modern bathroom atmosphere.



Hall

The hallway and landing form a bright and welcoming transition space in the home. The floor is finished in warm, natural wood, creating a cozy and elegant foundation. A designated area for shoes keeps the space organized and practical. The staircase features a sleek white handrail that complements the clean lines of the interior.



FRONT GARDEN

The property features a charming front garden, thoughtfully designed for both style and practicality. A low, wind-protected fence and decking area create a welcoming, sheltered entrance, while elegant pillars frame the pathway leading to the front door. The garden includes a comfortable seating area, soft grassy patches, and a tidy walkway, offering a peaceful outdoor space with minimal upkeep. Its low-maintenance design ensures the garden remains attractive year-round with little effort, making it perfect for relaxing or greeting guests in a beautiful setting.

REAR GARDEN

The rear garden is a beautifully presented, low-maintenance outdoor space, ideal for relaxation and entertaining. A small decking area directly accessible from the house creates a seamless indoor-outdoor flow, perfect for dining or lounging. The garden features a neat lawn, well-placed conifers, and mature greenery, offering privacy and a serene environment. Designed for ease of care, it provides a peaceful retreat while requiring minimal upkeep, making it perfect for busy family life or enjoying quiet moments outdoors.

OFF STREET

1 Parking Space

The property benefits from a dedicated off-street parking space located immediately adjacent to the garden gate. This allocated space belongs exclusively to the household, ensuring convenient and reliable parking for residents. Additional surrounding areas provide ample room for visitors, making parking practical and stress-free for both residents and guests.





Approx. Gross Internal Floor Area 1028 sq. ft / 95.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Estimated energy costs for your home for 3 years*

£2,646

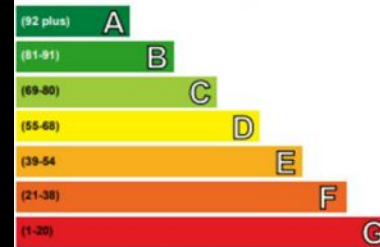
See your
recommendations
report for more
information

Over 3 years you could save*

£

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

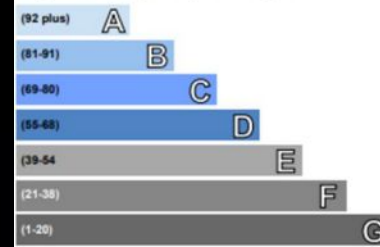
Very energy efficient - lower running costs



Current	Potential
80	84

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
83	84

Not environmentally friendly - higher CO₂ emissions

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508/ 07864 996 889

pnasciuk@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

